

1 December 2016

RE: HOUSEHOLDER PLANNING APPLICATION SUBMISSION – FLOOD RISK ASSESSMENT
ADDRESS: 22 WESTBERE ROAD, LONDON NW2 3SR

The Risk:

The existing property is a semi-detached residential dwelling, located in the Borough of Camden. The Property is not located in a Flood Zone on the Environment Agency Map.

The Development:

Please refer to Design and Access Statement.

Mitigation measures:

- The extension will be developed above existing external ground levels.
- Any service pipes or cables that penetrate the walls and floor will be sealed with damp proof waterproof materials.
- Groundwater will be appropriately channelled to a sump chamber, and expelled into the main sewer.
- An anti-flooding device (non-return valve) will be fitted to the outlet to the main sewer.
- The development includes the checking of all drains within the property boundary, improving drainage and ensuring new drainage works efficiently and meets current Building Regulations.
- All works to be carried out to Structural Engineer, Services Engineer and Tanking Specialists' specifications.